

BRIAN C GOWEN LVG TR DTD 8-26-16
DONNA G GOWEN LVG TR DTD 8-26-16
97 RIDGEWOOD DRIVE
FALMOUTH ME 04105

B29688P203 B33453P326

Previous Owner
GOWEN, BRIAN C
GOWEN, DONNA G
23 PARKER RIGE WAY
NEWBURYPORT MA 01950
Sale Date: 9/19/2016

| Property Data | | | Assessment Record | | | | |
|--|--|--|-------------------|---------|-----------|--------|---------|
| Neighborhood 45 Mt. Hungar Shores | | | Year | Land | Buildings | Exempt | Total |
| Tree Growth Year 0 | | | 2011 | 157,860 | 68,816 | 0 | 226,676 |
| REVIEW 0 | | | 2012 | 157,860 | 68,816 | 0 | 226,676 |
| Building Permit 0 | | | 2013 | 157,860 | 68,816 | 0 | 226,676 |
| Zone/Land Use 23 Lake District | | | 2014 | 157,860 | 77,198 | 0 | 235,058 |
| Secondary Zone 12 Limited Res | | | 2015 | 157,900 | 77,700 | 0 | 235,600 |
| Topography 2 Rolling 4 Below Street | | | 2016 | 157,900 | 77,700 | 0 | 235,600 |
| 1. Hill 4. Below St 7. | | | 2017 | 157,900 | 77,700 | 0 | 235,600 |
| 2. Rolling 5. Low 8. | | | 2018 | 157,900 | 77,700 | 0 | 235,600 |
| 3. Above St 6. Swampy 9. | | | 2019 | 256,400 | 116,000 | 0 | 372,400 |
| Utilities 4 Filled Well/Point 6 Septic System | | | 2020 | 256,400 | 116,000 | 0 | 372,400 |
| 1. Public 4. Dug Well/Po 7. Cesspool | | | 2021 | 256,400 | 116,000 | 0 | 372,400 |
| 2. Water 8. Lake | | | 2022 | 256,400 | 116,000 | 0 | 372,400 |
| 3. Holding Ta 9. None | | | 2023 | 256,400 | 133,400 | 0 | 389,800 |
| Street 3 Gravel | | | Calc. | 512,700 | 198,500 | 0 | 711,200 |
| 1. Paved 4. Proposed | | | | | | | |
| 2. Semi Imp 5. R/O/W | | | | | | | |
| 3. Gravel 6. None | | | | | | | |
| GIS Map 47 | | | | | | | |
| Field Review 1 | | | | | | | |

Inspection Witnessed By:

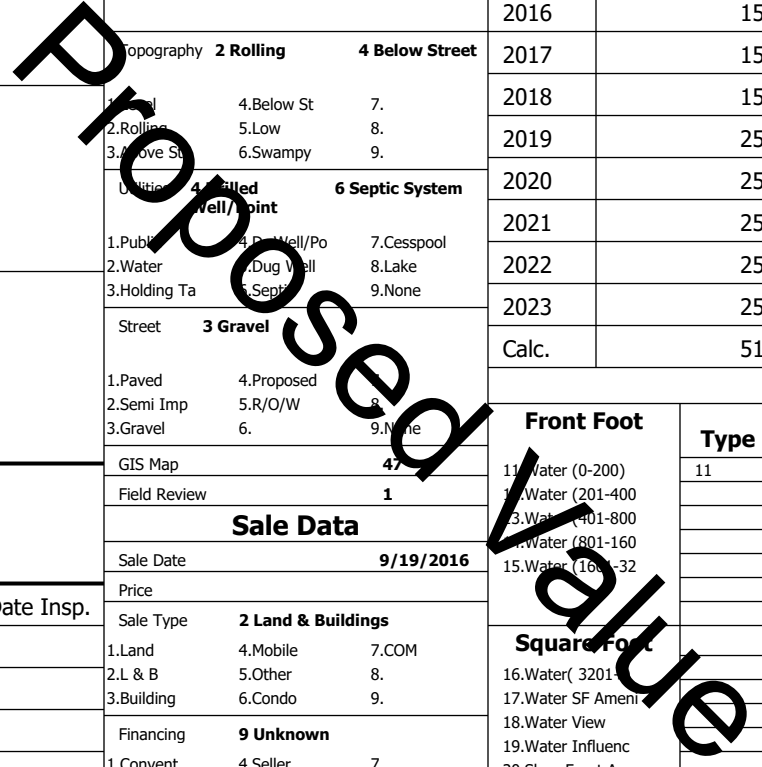
| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |

Notes:

Gray

| Sale Data | | |
|---|------------|-------------|
| Sale Date 9/19/2016 | | |
| Price | | |
| Sale Type 2 Land & Buildings | | |
| 1. Land | 4. Mobile | 7. COM |
| 2. L & B | 5. Other | 8. |
| 3. Building | 6. Condo | 9. |
| Financing 9 Unknown | | |
| 1. Convent | 4. Seller | 7. |
| 2. FHA/VA | 5. Private | 8. |
| 3. Assumed | 6. Cash | 9. Unknown |
| Validity 2 Related Parties | | |
| 1. Valid | 4. Split | 7. Multiple |
| 2. Related | 5. Partial | 8. Other |
| 3. Distress | 6. Exempt | 9. Estate |
| Verified 5 Public Record | | |
| 1. Buyer | 4. Agent | 7. Family |
| 2. Seller | 5. Pub Rec | 8. Other |
| 3. Lender | 6. MLS | 9. |

| Land Data | | | | | |
|---------------------------|-----------|-------|-----------|------|--------------------|
| Type | Effective | | Influence | | Influence Codes |
| | Frontage | Depth | Factor | Code | |
| 11. Water (0-200) | 100 | 000 | 100 % | 0 | 1. Unimproved |
| 12. Water (201-400) | | | % | | 2. Excess Frtg |
| 13. Water (401-800) | | | % | | 3. Topography |
| 14. Water (801-160) | | | % | | 4. Size/Shape |
| 15. Water (1601-32) | | | % | | 5. Access |
| | | | % | | 6. Restriction |
| | | | % | | 7. Open Space |
| | | | % | | 8. Environmental |
| | | | % | | 9. Condo |
| Acres | | | | | |
| | | | % | | 30. Blueberry(1-20 |
| | | | % | | 31. Blueberry(21 - |
| | | | % | | 32. Crop Land |
| | | | % | | 33. Pasture |
| | | | % | | 34. Shorefront B |
| | | | % | | 35. Shorefront C |
| | | | % | | 36. ANTENNA SITE |
| | | | % | | 37. Softwood TG |
| | | | % | | 38. Mixed Wood TG |
| | | | % | | 39. Hardwood TG |
| | | | % | | 40. Wasteland |
| | | | % | | 41. Woodland |
| | | | % | | 42. Mobile Home Si |
| | | | % | | 43. Camp Site |
| | | | % | | 44. Lot Improvemen |
| | | | % | | 45. BA SF - Oce |
| | | | % | | 46. SP Meadow Cond |
| Total Acreage 0.64 | | | | | |



Gray

Map Lot 047-318-012-000

Account 4232

Location 323 MOUNT HUNGER SHORES RD

Card 1

Of 1

8/05/2024

| | | |
|--|--|---|
| Building Style 4 Cape Cod | SF Bsmt Living 600 | Layout 1 Typical |
| 1.Conv. 5.Garrison 9.NE farm | Fin Bsmt Grade 3 100 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Colonia | Secondary Heat 2 | 2.Inadeq 5. 8. |
| 3.R Ranch/ 7.Contemp 11.Cottage | Heat Type 100% 6 Monitor | 3. 6. 9. |
| 4.Cape 8.Log 12.Gambrel | 1.HWBB 5.FWA 9.None | Attic 5 Floor & Stairs |
| Dwelling Units 1 | 2.HWCI 6.Monitor 10.UNH2F | 1.1/4 Fin 4.Full Fin 7. |
| Other Units 0 | 3.HWRF 7.Electric 11.Geother | 2.1/2 Fin 5.FI/Stair 8. |
| Stories 1 One Story | 4.Steam 8.FI/Wall 12.Heat/Co | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7. | Cool Type 0% 9 None | Insulation 4 Minimal |
| 2.2 5.1.75 8. | 1.Central 4.W&C Air 7. | 1.Full 4.Minimal 7. |
| 3.3 6.2.5 9. | 2.Evapor 5. 8. | 2.Heavy 5. 8. |
| Exterior Walls 3 Composition/ | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Clapboar 5.Stucco 9.B & B | Kitchen Style 2 Typical | Unfinished % 0% |
| 2.Vin/Al 6.Brick 10.Cemplan | 1.Modern 4.Obsolete | Grade & Factor 3 Average 100% |
| 3.Compos./ 7.Stone 11.Concret | 2.Typical 5. 8. | 1.E Grade 4.B Grade 7.SC Grade |
| 4.Asbestos 8.Wood Shi 12.Wood Bo | 3.Old Type 6. 9.None | 2.O Grade 5.A Grade 8. |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 Typical Bath(s) | 3.O Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.Other | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 864 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 5 Good |
| 3.Metal 6.Roll Roo 9. | 3.Old Type 6. 9.None | 1.Poor Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 5 | 2.Fair Avg 8.Exc |
| SOLAR VOLTAIC 0 | # Bedrooms 3 | 3.Avg- Good 9.Same |
| OPEN-4- 0 | # Full Baths 1 | Phys. % Good 0% |
| Year Built 1970 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 1 | 1.Incomp 4.Delap 5.Playo |
| 1.Concrete 4.Wood 7. | | 2.O-Built 5.Bsmt 6.Land term |
| 2.C Block 5.Slab 8. | | 3.Damage 6.Style 9.None |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.No Power 6.Obsolete |
| 2.1/2 Bmt 5.CrwI 8. | | 1.Location 4.Generate 9.None |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 5.Flood Pl 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 3 Information Only |
| Wet Basement 1 Dry Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.Refusal 5.Estimate 8. |
| 2.Damp 5. 8. | | 3.Informed 6. 9. |
| 3.Wet 6. 9. | | Information Code 1 Owner |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |

Date Inspected 8/26/2015

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|------------------|------|-------|-------|------|-------|--------|-------------|
| 26 1Sfr Overhang | 0 | 72 | 0 0 | 0 | 0 % | 100 % | |
| 68 Wood Deck | 2012 | 438 | 3 100 | 4 | 0 % | 100 % | |
| 21 Open Frame | 2013 | 144 | 3 100 | 4 | 0 % | 100 % | |
| 24 Frame Shed | 0 | 96 | 2 100 | 4 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
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